

ZB# 08-18

John Channell

89-7-1

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

July 14, 2008

08-18 John Channell - (Area) (89-7-13)
1036 Rollins Ridge.

In the Matter of the Application of

KELLY & JOHN CHANNELL

MEMORANDUM OF
DECISION GRANTING

AREA

CASE #08-18

WHEREAS, Kelly & John Channell, owner(s) of 1036 Rolling Ridge, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Request to allow proposed 5 ft. fence closer to the road than the principal dwelling on a Corner Lot at 1036 Rolling Ridge in an R-3 Zone (89-7-1)

WHEREAS, a public hearing was held on July 14, 2008 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant and his appeared on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS no one spoke opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Official Town Newspaper, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a residential property located in a neighborhood of residential properties where the proposed use is allowed in an R-3 zone.
 - (b) The property is on the corner of two roadways, although visually appears to have one front yard and two side yards.
 - (c) The applicant seeks to fence in the portion of the yard that appears to be the side yard.

- (d) The fence will not be on top of or interfere with any rights of way including but not limited to any water, sewer, or electric.
- (e) The fence will not interfere with safe operation with motor vehicles on the adjacent roadway.
- (f) The fence will not divert the flow of water drainage or create a ponding or collection of water.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested is/are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is/are self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) is/are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

NOW, THEREFORE, BE IT

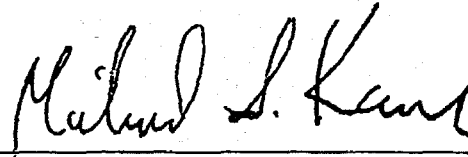
RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request to allow proposed 5 ft. fence closer to the road than the principal dwelling on a Corner Lot at

1036 Rolling Ridge in an R-3 Zone (89-7-1) as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

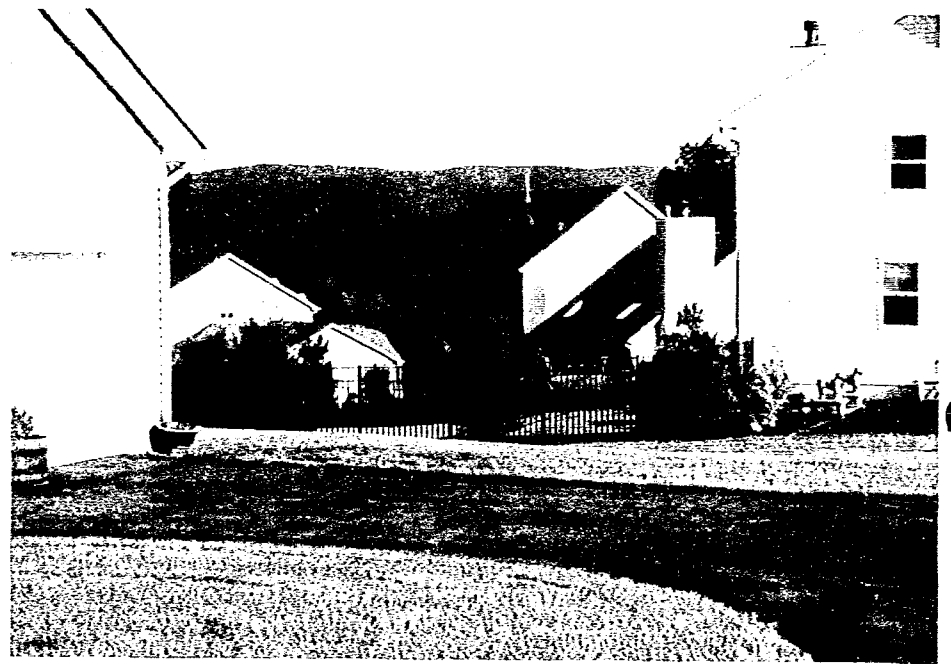
BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: July 14, 2008

A handwritten signature in cursive script, reading "Michael S. Kuntz", written in dark ink.

Chairman



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: JACK FINNEGAN, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: 01-21-09
SUBJECT: ESCROW REFUND 08-18

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 162.50 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #08-18

NAME & ADDRESS:

**Kelly & John Channell
1036 Rolling Ridge
New Windsor, NY 12553**

THANK YOU,

MYRA

JF.01-21-09



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #08-18 TYPE: AREA TELEPHONE: 567-1406

APPLICANT:

Kelly & John Channell
1036 Rolling Ridge
New Windsor, NY 12553

RESIDENTIAL:	\$ 50.00	CHECK # <u>1263</u>
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: RESIDENTIAL \$300.00 CHECK # 1264



<u>DISBURSEMENTS:</u>	<u>MINUTES</u>	<u>ATTORNEY</u>
	<u>\$7.00 / PAGE</u>	<u>FEE</u>

PRELIMINARY:	<u>3</u>	PAGES	\$ <u>21.00</u>	\$ <u>35.00</u>
2 ND PRELIMINARY:	—	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>5</u>	PAGES	\$ <u>35.00</u>	\$ <u>35.00</u>
PUBLIC HEARING:	—	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date: 6/27/08 \$ 11.50

TOTAL:	\$ <u>67.50</u>	\$ <u>70.00</u>
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ESCROW POSTED: \$ 300.00
LESS: DISBURSEMENTS: \$ 137.50

AMOUNT DUE: \$ _____

REFUND DUE: \$ 162.50

Cc:

J.F. 01-21-09

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JOHN_CHANNELL_(08-18)

MR. KANE: Request to allow proposed 6 foot fence closer to the road than the principal dwelling on a corner lot at 1036 Rolling ridge.

Ms. Kelly Channell appeared before the board for this proposal.

MR. KANE: Hi, what we do in the Town of New Windsor is we actually hold two meetings, we hold a preliminary meeting so we can get a general idea of what you want to do and so that you actually bring the correct information to the public hearing. All decisions have to be made at a public hearing. Just please speak up so the young lady over there can hear you, state your name and address.

MS. CHANNELL: Kelly Channell, 1036 Rolling Ridge, New Windsor. We'd like to put a 5 foot fence, we know a 4 foot is allowed but because we're considered two front yards.

MR. KANE: You're a corner lot, it's easier to say.

MS. CHANNELL: Exactly.

MR. KANE: And the reason for the five foot fence?

MS. CHANNELL: Because we have a dog and kids.

MR. KANE: So for safety?

MS. CHANNELL: Safety, yes.

MR. KANE: You're a corner lot, I would need or appreciate for the public hearing a picture from the street showing the distance from the street going right around to where the fence is.

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MS. CHANNELL: These are clear, the other ones were not.

MR. KANE: Again, not what I'm looking for, down the street take a picture down the street looking at so your house is here showing the street this way and that way so we can get an idea that the fence is not going to inhibit the vision of anybody driving down either street.

MS. CHANNELL: All right.

MR. KRIEGER: The way it would look through the windshield of a motorist driving by.

MR. KANE: Thank you.

MS. CHANNELL: Towards the corner?

MR. KANE: Either way, it doesn't make a difference, as long as we can see it that would be good for the record.

MR. KRIEGER: It's a two-way street so take two pictures at least.

MS. CHANNELL: Just want it from the side what we consider side and you consider front yard?

MR. KANE: Both would be good because you're putting it on both sides of the house.

MS. CHANNELL: On both sides.

MR. KANE: So both sides just for the record so we have everything.

MS. CHANNELL: Sure.

MR. KANE: In your opinion, the fence itself is not

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going to inhibit the vision of anybody driving out there?

MS. CHANNELL: No, not at all, it sits way back.

MR. KANE: What kind of fence?

MS. CHANNELL: An aluminum fence, here's a photo, it's exactly identical to our neighbor's fence as well.

MR. DITTBRENNER: Can I ask for a clarification? You said five foot fence, the application says six foot?

MS. CHANNELL: No, it's five feet.

MR. KANE: Are you sure?

MS. CHANNELL: I'm positive, it's five.

MR. BABCOCK: Your writing says six feet.

MS. CHANNELL: That was probably my husband's.

MR. BABCOCK: Is he here tonight?

MS. CHANNELL: No.

MR. KANE: We'll change that to five so we'll have it for the public hearing.

MR. BABCOCK: Mr. Chairman, this fence appears to be the house is 79.7 feet off the property line off the road and this fence appears to be probably 69, 70 feet from the road.

MS. CHANNELL: It is.

MR. TORPEY: It's not near the road at all?

MR. BABCOCK: But it cannot go in front of the house,

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that's part of the front of the house.

MR. KANE: If she was on a regular lot, she probably wouldn't be here.

MR. BABCOCK: That's correct, she would not be here.

MR. KANE: Strictly because she's a corner lot.

MR. BABCOCK: There's no way that it would have any vision problems, it's some 60 feet.

MR. KANE: Gotta ask.

MR. KRIEGER: Just as long as it's in the record.

MR. BEDETTI: Are you planting anything that will grow and obstruct vision?

MS. CHANNELL: No, no planting at all.

MR. KANE: It's pretty clear cut. Any further questions? I'll accept a motion.

MS. LOCEY: I'll offer a motion to schedule a public hearing on the application of John and Kathleen Channell as detailed on the Zoning Board of Appeals agenda dated June 9, 2008.

MR. DITTBRENNER: I'll second it.

ROLL CALL

MR. BEDETTI	AYE
MR. DITTBRENNER	AYE
MS. LOCEY	AYE
MR. TORPEY	AYE
MR. KANE	AYE

PUBLIC HEARINGS

JOHN_CHANNEL_(08-18)

MS. LOCEY: Request to allow a proposed 5 foot fence closer to the road than the principal dwelling on a corner lot at 1036 Rolling Ridge in an R-3 zone.

Mr. John Channel appeared before the board for this proposal.

MS. LOCEY: Once again, summarize for the board what it is you're requesting and why.

MR. CHANNEL: I'm requesting a fence to extend, I want, I'm on a corner property to extend passed my building line, my house is mostly primarily on the other side of the property so most of my property is on the corner side or the street side, so I want to use that property and put a fence up and I have two dogs I want to keep my dogs in my yard and keep other dogs out while I have them out there. That's basically it.

MS. LOCEY: And the proposed fence is closer to the road and you're here because--

MR. CHANNEL: Well, it's closer to the road because my house is more if you're looking at my house it's more on the left-hand side than the right and most of my property I'd say probably about 50 percent of the property is on the curb side of my house.

MR. KRIEGER: Visually it appears to be a side yard but technically it's a front yard.

MR. CHANNEL: Right, I'm going to ask is there an avenue I can take to somehow to find out if I can amend this restriction on my property? I mean, it's kind of ridiculous.

MS. LOCEY: Well, there are reasons why because you're on a corner.

MR. CHANNEL: But I have 88 feet from the property line and the nearest property is 40 feet off the line which you guys left for the Forest Glen development. So I have to have my house, I actually could build an extension on my house on this property without a variance so why can't I build a 5 foot fence?

MR. KRIEGER: The answer to your question can you remove the restriction for all purposes is no. However, the location of your house and the physical layout of the property is a reason for a variance to be granted.

MR. CHANNEL: Right, I understand but if I do anything else on this property, say I put a shed or vegetation or trees, do I need another variance for that?

MR. BABCOCK: If you put a shed out there you do.

MR. TORPEY: It's a corner lot.

MR. CHANNEL: Where can I go to see if I can fight this corner lot issue? I'm not saying now today, down in the future.

MR. BABCOCK: There's no fighting, that's the definition, it's there, you know, if your house was 35 feet from that property, you know what I mean, and you had the other side you could put an addition on your house without a variance.

MR. CHANNEL: Does that seem to be a little ridiculous?

MR. BABCOCK: The law says accessory structures cannot project closer to the street than the principal building. You wouldn't want to drive down the road, I know this seems weird, but you wouldn't want to drive

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down the road and everybody's swimming pools and sheds are in the front yard.

MR. CHANNEL: When I bought the house the envelope that they allowed me was 40 feet off the curb line so I'm proposing to put everything within 40 feet of the curb line.

MR. BABCOCK: The principal structure, not accessory structures.

MS. LOCEY: We're here to help you.

MR. CHANNEL: I want the variance, I just wanted to know if there's somebody, somewhere I can go, just trying to kill two birds with one stone so I won't be here again.

MS. LOCEY: Unfortunately, it's a unique situation because it is a corner lot and there are restrictions.

MR. CHANNEL: It's more upkeep.

MS. LOCEY: Okay.

MR. CHANNEL: That being said, thank you for that time on that so go ahead.

MS. LOCEY: With that I believe we should open up to the public and ask if there's anyone here to speak on this application? Since there's not, we'll close the public portion of the hearing, any comments, questions, discussion?

MR. BEDETTI: How many letters went out?

MS. MASON: On the first day of July, I mailed out 38 addressed envelopes and had no response.

MS. LOCEY: Thank you.

MR. KRIEGER: Remove any trees?

MR. CHANNEL: No trees, did not, no drainage problems, no visual, no.

MS. LOCEY: The fence will not interfere with drivers as they pass by?

MR. CHANNEL: Absolutely not.

MS. LOCEY: Are there any easements on the property?

MR. CHANNEL: No.

MS. LOCEY: And we know that it is a unique situation because you're on a corner lot, there's no where else you can put the fence just by nature of this location of the lot.

MR. CHANNEL: Correct.

MS. LOCEY: Anything else? Are there other fences similar?

MR. CHANNEL: I'm actually matching my neighbor's fence with my fence.

MS. LOCEY: You don't feel it will negatively impact the character of the neighborhood?

MR. CHANNEL: Absolutely not.

MS. LOCEY: Obviously your neighbors agree because they're not here or in writing. Do you have any other comments or questions? With that, I'll accept a motion.

MR. DITTBRENNER: I would move we approve the request of John and Kathleen Channel to allow proposed 5 foot

July 14, 2008

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fence closer to the road than the principal dwelling on a corner lot at 1036 Rolling Ridge.

MR. BEDETTI: Second it.

ROLL CALL

MR. DITTBRENNER	AYE
MR. TORPEY	AYE
MR. BEDETTI	AYE
MS. LOCEY	AYE

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:
Appeal No. 08-18
Request of JOHN CHANNELL
for a VARIANCE of the Zoning Local Law to Permit:
Request to allow proposed 5 ft. fence closer to the road than the principal dwelling on a Corner Lot at 1036 Rolling Ridge in an R-3 Zone (89-7-1)***
PUBLIC HEARING will take place on JULY 14, 2008 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York
beginning at 7:30 PM.
Michael Kato, Chairman

STATE OF NEW YORK

COUNTY OF ORANGE, ss:

Kathleen O'Brien, being duly sworn, disposes and says that she is the Supervisor of the Legal Department of the E.W. Smith Publishing Company, Inc., Publisher of The Sentinel, a weekly newspaper published and of general circulation in the Town of New Windsor, Town of Newburgh and City of Newburgh and that the notice of which is annexed is a true copy was published in said newspaper 1

time(s) commencing on the 27th day of June, A.D., 2008 and ending on the 27th day of June, A.D., 2008.

Kathleen O'Brien

Subscribed and shown to before me this 29th day of July, 2008.

Deborah Green

Notary Public of the State of New York
County of Orange
My commission expires _____

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
#4984065
Commission Expires July 15, 2011

11.50



THE SENTINEL

P.O. BOX 406
VAILS GATE, NY 12584

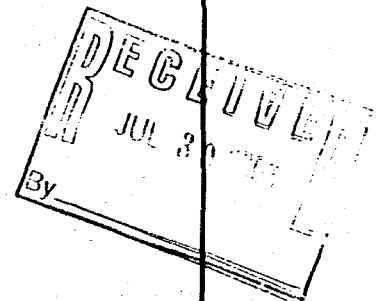
Invoice

Date	Invoice #
7/18/2008	1531

Bill To
TOWN OF NEW WINDSOR 555 UNION AVE NEW WINDSOR, NY 12553

<i>Zoning</i>		
P.O. No.	Terms	Project
<i>Myra</i>		

Issue Date	Description	Rate	Amount
6/27/2008	LEGAL ADS: JOHN CHANNELL APPEAL NO. 08-18	7.50	7.50
	1 AFFIDAVIT	4.00	4.00
6/27/2008	LEGAL ADS: PATRICIA COPPOLA APPEAL NO. 08-16	7.11	7.11
	1 AFFIDAVIT	4.00	4.00
		0.00	0.00
		Total	\$22.61



Town of New Windsor

555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT #321-2008

06/12/2008

Channell, John
1036 Rolling Ridge
New Windsor, NY 12553

Received \$ 50.00 for Zoning Board Fees, on 06/12/2008. Thank you
for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

ZBA # 08-18 application fee

1:04400064 21: 3545720 20 2471 1264



RESULTS OF Z.B.A. MEETING OF: July 21, 2008

PROJECT: John Channell ZBA # 08-18
P.B.# _____



USE VARIANCE:

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____

BEDETTI _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____

BEDETTI _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____

BEDETTI _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____

BEDETTI _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

☐ ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____

BEDETTI _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____



PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES ☒

VARIANCE APPROVED: M) D S) B VOTE: A _____ N _____

DITTBRENNER A

BEDETTI A

LOCEY A

TORPEY A

~~KANE~~

CARRIED: Y ☒ N _____

AGENDA DATE: July 14, 2008

AFFIDAVIT OF MAILING

**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

-----X

In the Matter of the Application for Variance of

JOHN CHANNELL

**AFFIDAVIT OF
SERVICE
BY MAIL**

#08-18

X

STATE OF NEW YORK)

) SS:

COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 131 Mt. Airy Road, New Windsor, NY 12553.

That on the 1ST day of **JULY, 2008**, I compared the **38** addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason
Myra L. Mason, Secretary

____ day of _____, 20____

Notary Public

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

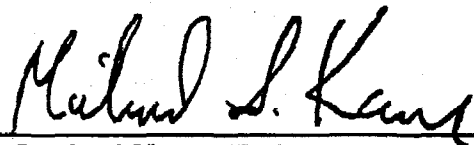
Appeal No. (08-18)

Request of JOHN CHANNELL

for a VARIANCE of the Zoning Local Law to Permit:

Request to allow proposed 5 ft. fence closer to the road than the principal dwelling on a Corner Lot at 1036 Rolling Ridge in an R-3 Zone (89-7-1)

PUBLIC HEARING will take place on JULY 14, 2008 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 P.M.

A handwritten signature in dark ink, appearing to read "Michael S. Kane", is written over a horizontal line.

Michael Kane, Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-3101

Assessors Office J. Todd Wiley, Assessor

June 17, 2008

Kelly & John Channell
1036 Rolling Ridge
New Windsor, NY 12553

Re: Tax Map Parcel: 89-7-1

ZBA: 08-18 (38)

Dear Mr. & Mrs. Channell:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$55.00, minus your deposit of \$25.00.

Please remit the balance of \$30.00 to the Town Clerk's office.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/td

CC: Myra Mason, ZBA

89-2-2
Philip & Janis Fernsten
1027 Rolling Ridge
New Windsor, NY 12553

89-2-3
Lewis & Laura Klein
1029 Rolling Ridge
New Windsor, NY 12553

89-2-4
Adam & Karen Lipton
1031 Rolling Ridge
New Windsor, NY 12553

89-2-5
Gary & Rosemarie Zlotnick
1033 Rolling Ridge
New Windsor, NY 12553

89-2-6
Pauline & Anthony Noto
1035 Rolling Ridge
New Windsor, NY 12553

89-2-7
Patricia Coppola
1037 Rolling Ridge
New Windsor, NY 12553

89-2-8
Qingping Jiang & Wei Chen
1039 Rolling Ridge
New Windsor, NY 12553

89-2-9.1, 89-2-9.2
Thanh Ho Nguyen & Tina Bo
1041 Rolling Ridge
New Windsor, NY 12553

89-2-10.1, 89-2-10.2
Brian & Betty Ann Moretti
1043 Rolling Ridge
New Windsor, NY 12553

89-2-11
Dominic & Judith Cascone
1045 Rolling Ridge
New Windsor, NY 12553

89-2-12
Erick Ramos
1047 Rolling Ridge
New Windsor, NY 12553

89-2-13
William Kodl & Elaine Sunray
1049 Rolling Ridge
New Windsor, NY 12553

89-2-14
Christopher & Jennifer Kasker
1051 Rolling Ridge
New Windsor, NY 12553

89-2-15
Paul Bastone & Valerie Collins
1053 Rolling Ridge
New Windsor, NY 12553

89-5-12
Curtis & Liam Metzger
1023 Forest Glen
New Windsor, NY 12553

89-5-13
Robert & Marianela Galeano
1025 Forest Glen
New Windsor, NY 12553

89-5-14
Stanley & Asasalee Swaby
1027 Forest Glen
New Windsor, NY 12553

89-6-1
Concetta Cacioppo
1028 Rolling Ridge
New Windsor, NY 12553

89-6-2
Atanda & Oliwakemi Owolabi
1030 Rolling Ridge
New Windsor, NY 12553

89-6-3
Ann Sissler & Ann Rettus
1032 Rolling Ridge
New Windsor, NY 12553

89-6-4
Jared Flagg & Judith Richards Flagg
1034 Rolling Ridge
New Windsor, NY 12553

89-6-5
John & Barbara Boyer
1009 Verde Vista
New Windsor, NY 12553

89-6-6
Roger Black
1007 Verde Vista
New Windsor, NY 12553

89-6-7
Robert & Kathleen Santarsiero
1005 Verde Vista
New Windsor, NY 12553

89-6-8
Alan & Pamela Fox
1003 Verde Vista
New Windsor, NY 12553

89-6-9
Steven & Caroline Sorce
1001 Verde Vista
New Windsor, NY 12553

89-6-11
Todd & Juliette Morris
1018 Forest Glen
New Windsor, NY 12553

89-6-12
Gary & Barbara Regenbaum
1020 Forest Glen
New Windsor, NY 12553

89-6-13
Mark & Rosemarie Amici
1022 Forest Glen
New Windsor, NY 12553

89-7-2.1, 89-7-2.2
Bryan & Julia DiGiovanni
1038 Rolling Ridge
New Windsor, NY 12553

89-7-3.1, 89-7-3.2

William & Patricia Amaro
1040 Rolling Ridge
New Windsor, NY 12553

89-7-4.1, 89-7-4.2

Michael & Claudine Lynch
1042 Rolling Ridge
New Windsor, NY 12553

89-7-5.1, 89-7-5.2

Michael Squillante
1044 Rolling Ridge
New Windsor, NY 12553

89-7-6.1, 89-7-6.2

John Gaines & Sherri Huntzinger
1016 Summit Woods
New Windsor, NY 12553

89-7-7

David & Stacy Zagon
1002 Verde Vista
New Windsor, NY 12553

89-7-8

Eileen & Christopher Murphy
1004 Verde Vista
New Windsor, NY 12553

89-7-9

Kevin & Laurie Mackay
1006 Verde Vista
New Windsor, NY 12553

89-7-10

Vincent Dobilas & Barbara Stahl
1008 Verde Vista
New Windsor, NY 12553

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160



RESULTS OF Z.B.A. MEETING OF: June 9, 2008

PROJECT: John Charnell ZBA # 08-18
P.B.# _____



USE VARIANCE:

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

☒ ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER A
BEDETTI A
LOCEY A
TORPEY A
KANE A

CARRIED: Y _____ N _____



PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES _____

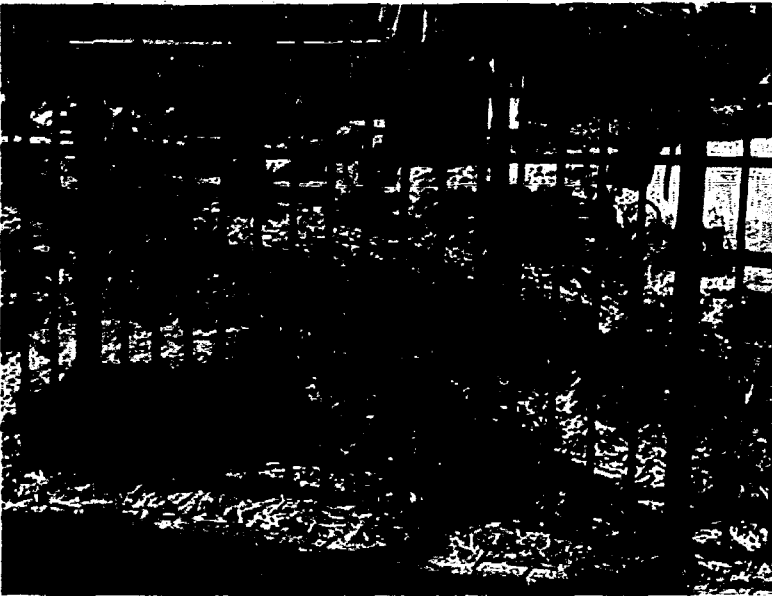
VARIANCE APPROVED: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y _____ N _____

Need photo from street looking down the road.
Change info to 5' fence

AGENDA DATE: _____



● TOWN OF NEW WINDSOR ●
REQUEST FOR NOTIFICATION LIST

CHECKED BY MYRA: 06-10-08MM

DATE: 06-10-08 PROJECT NUMBER: ZBA# 08-18 P.B. # _____

APPLICANT NAME: JOHN CHANNELL

PERSON TO NOTIFY TO PICK UP LIST:

Kelly & John Channell
1036 Rolling Ridge
New Windsor, NY 12553

TELEPHONE: 567-1406

TAX MAP NUMBER: SEC. 89 BLOCK 7 LOT 1
SEC. _____ BLOCK _____ LOT _____
SEC. _____ BLOCK _____ LOT _____

PROPERTY LOCATION: 1036 ROLLING RIDGE
NEW WINDSOR

LIST OF PROPERTY OWNERS WITHIN 500 FT. FOR SITE PLANS/SUBDIVISION _____
(IS NOT PREPARED ON LABELS)

❖ ❖

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: _____

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) _____

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) _____

❖ ❖

NEW WINDSOR ZONING BOARD XXX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XXX

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 1265

TOTAL CHARGES: _____

08-18

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: 6/4/08

APPLICANT: John & Kathleen Channell
1036 Rolling Ridge
New Windsor, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 6/3/08

FOR : John & Kathleen Channell

LOCATED AT: 1036 Rolling Ridge

ZONE: R-3 Sec/Blk/ Lot: 89-7-1

DESCRIPTION OF EXISTING SITE: Single Family Dwelling with proposed 6ft fence

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. 300-11 Yards, C-1

(c) Fences or walls not over six feet in height may be erected anywhere on the lot except as follows:
between the principal building and the street or streets on which it fronts, the maximum permissible
height shall be four feet except as set forth in Subsection B, Corner lots.

A variance to permit a 6ft fence located closer to the road than the principal dwelling is required.

COPY

Louis J. Haynes
BUILDING INSPECTOR

PERMITTED

ZONE: R-3 USE: 4ft Fence

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

PROPOSED OR
AVAILABLE:

5'
6ft Fence

VARIANCE
REQUEST:

5'
6ft Fence

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

"Lou"

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

RECEIVED

JUN 03 2008

BUILDING DEPARTMENT

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number and Tax Parcel ID #, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Water and Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and peto test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

FOR OFFICE USE ONLY
Building Permit #: 2008-371

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP. DISABILITY & LIABILITY INSURANCE
CERTIFICATES ARE REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR
ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises John & Kelly Chunnell
Address 1036 Rolling Ridge New Windsor Phone # (845) 567-1406
Mailing Address Same as above Fax # _____
Name of Architect _____
Address _____ Phone _____
Name of Contractor _____
Address _____ Phone _____
State whether applicant is owner, lessee, agent, architect, engineer or builder New York
If applicant is a corporation, signature of duly authorized officer. _____
(Name and title of corporate officer)

1. On what street is property located? On the S side of Rolling Ridge
(N, S, E or W)
and E side of Vender Veer feet from the intersection of on the corner

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N P

3. Tax Map Description: Section 89 Block 7 Lot 1

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy _____ b. Intended use and occupancy _____

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other 6 FT fence

6. Is this a corner lot? yes

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____

Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____ Fee 0

PLANNING BOARD

date _____
APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4695 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

(Signature of Applicant)

(Address of Applicant)

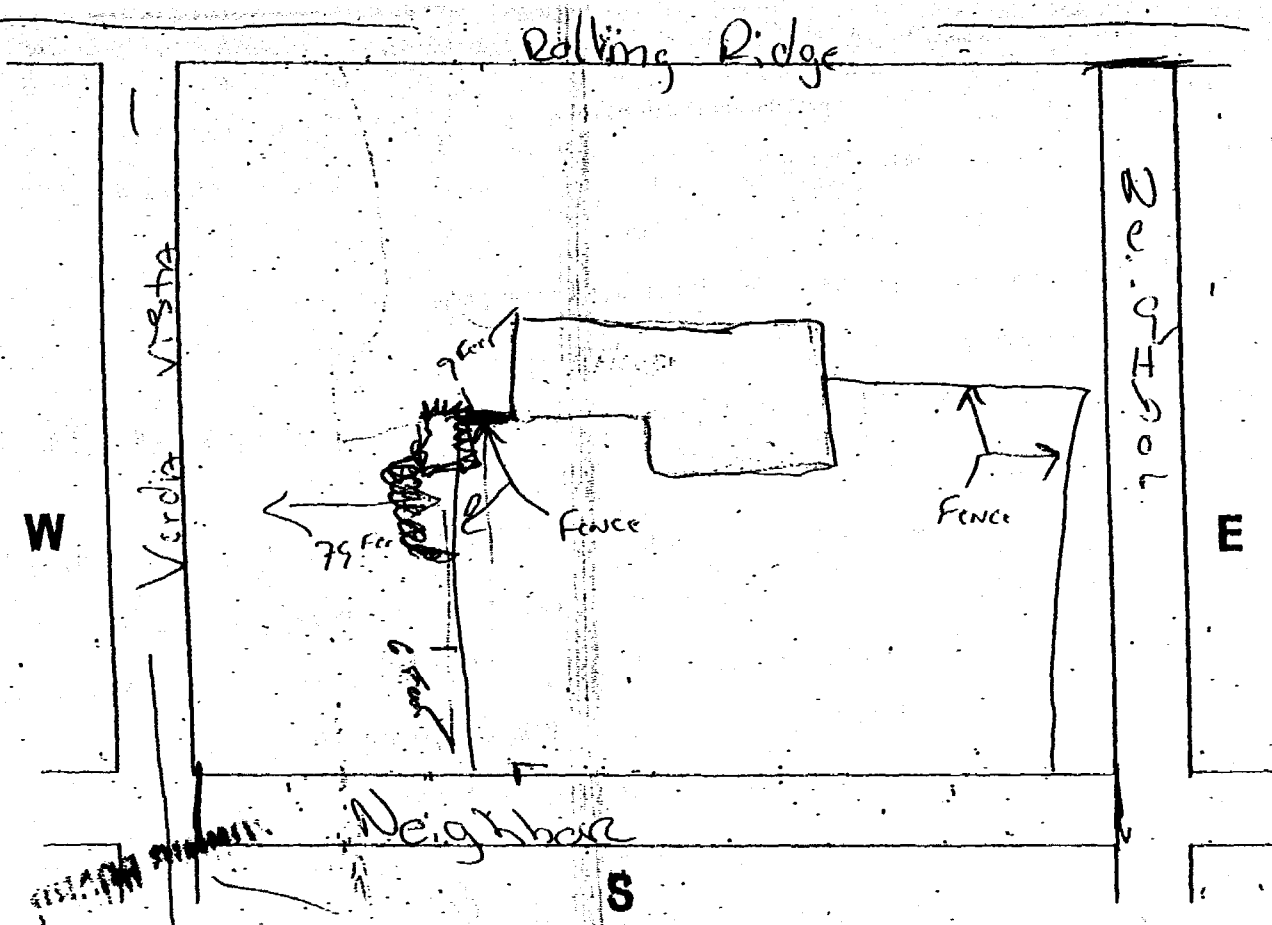
(Owner's Signature)

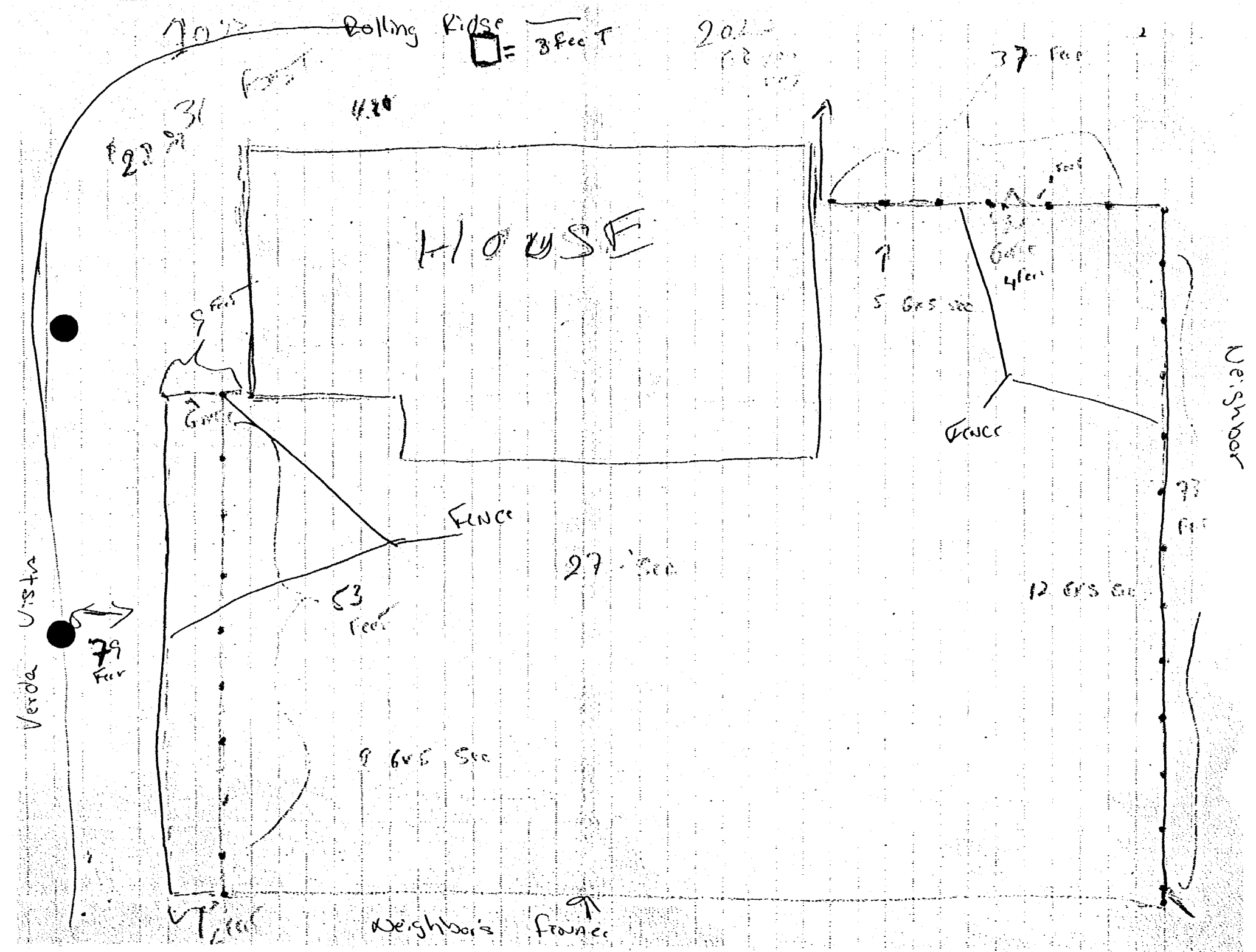
(Owner's Address)

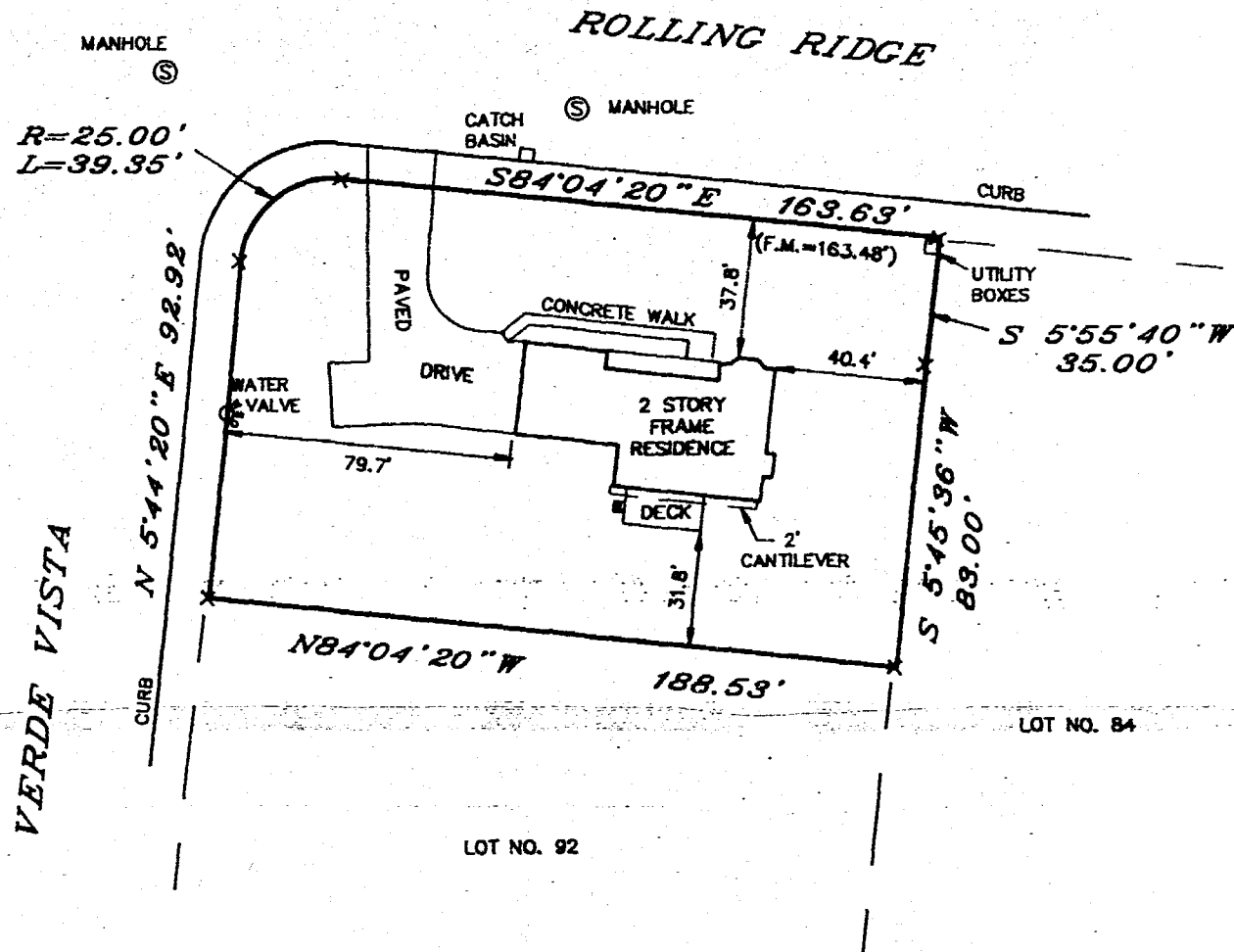
PLOT PLAN

NOTE:

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.







3. CERTIFICATION SHALL RUN ONLY TO THE PERSONS FOR WHOM THIS PLAN IS PREPARED, AND ON HIS BEHALF, TO THE TITLE COMPANY, AGENCY AND LENDING INSTITUTION LISTED HEREON AND BEING TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SPECIAL NOTES

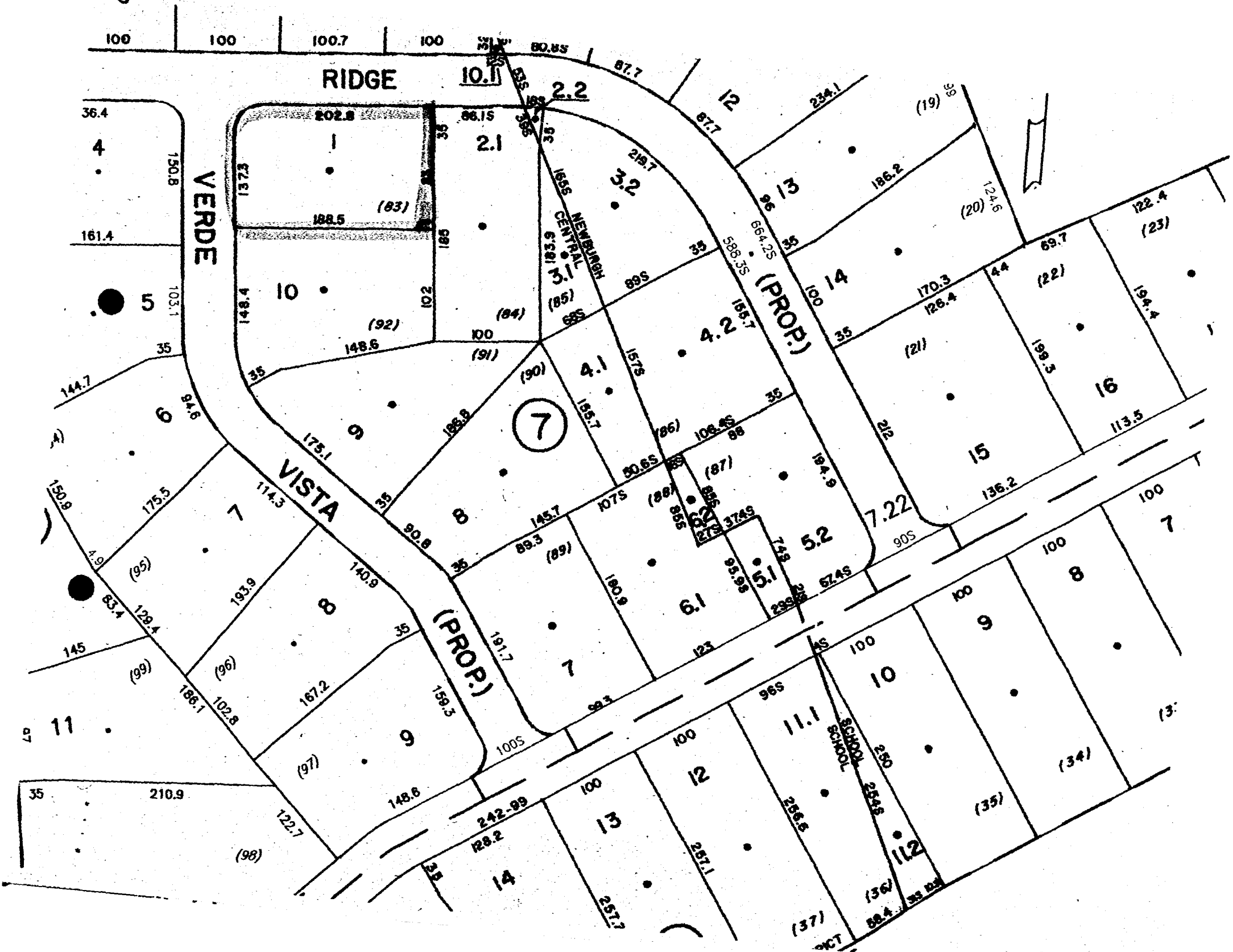
1. BEING LOT NO. 83 AS SHOWN ON A MAP ENTITLED "MAJOR SHANNON ACRES TO BE KNOWN AS FOREST GLEN", SAID MAP FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 1 NOV 1999. TAX MAP DESIGNATION: SECTION 89 BL.
2. OFFSETS SHOWN ARE AT RIGHT ANGLES TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
3. NO CERTIFICATION IS MADE FOR ITEMS NOT VISIBLE AT THE TIME OF SURVEY.
4. THIS PLAN WAS PREPARED PRIOR TO THE RECEIPT OF AN ABSTRACT OF TITLE AND IS THEREFORE SUBJECT TO EASEMENTS AND OTHER GRANTS NOT VISIBLE, IF ANY.

CERTIFICATION

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 11 July 2003 performed in accordance with the code of practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.

CERTIFIED TO: John Channell
Kathleen Camell
Applied Building Development of New York NWTIC
Applied Building Development of New York, Inc.
Windsor Karney Development, Inc.
Wells Fargo Home Mortgage, Inc.,
its successors and/or assigns
Stewart Title Insurance Company

& Grevas Hildreth, P.C. LAND SURVEYORS 407 SOUTH PLANK ROAD UNIT 3, NEWBURGH, N.Y. 12550 TEL: (845) 566-6630		SURVEY FOR: JOHN CHANNELL & KATHLEEN CAMELL	
REVISIONS : ACAD:FG83		TOWN OF NEW WINDSOR ORANGE	
DATE	DESCRIPTION	Drawn: WEBH Checked: Scale: 1"=50' Date: 16 July 2003 Job No: 03-045	
		BOUND.	





**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**



APPLICATION FOR VARIANCE

6/4/08
Date

Application Type: Use Variance ☐ Area Variance ☐
Sign Variance ☐ Interpretation ☐

I. Owner Information:

e-mail address: kellchannell@aol.com

Kelly & John Channell

Phone Number: (845) 567-1406

Fax Number: (845) 567-1406

(Name)

1036 Rolling Ridge New Windsor, NY 12553

(Address)

II. Applicant:

e-mail address: kellchannell@aol.com

Kelly & John Channell

Phone Number: (845) 567-1406

Fax Number: (845) 567-1406

(Name)

1036 Rolling Ridge New Windsor, NY 12553

(Address)

III. Forwarding Address, if any, for return of escrow:

Phone Number: ()

Fax Number: ()

same as above

(Name)

same as above

(Address)

IV. Contractor/Engineer/Architect/Surveyor/:

Phone Number ()

Fax Number: ()

(Name)

(Address)

V. Property Information:

Zone: _____ Property Address in Question: 1036 Rolling Ridge New Windsor, NY 12553

Lot Size: .50 acre Tax Map Number: Section _____ Block _____ Lot _____

a. Is pending sale or lease subject to ZBA approval of this Application? No

b. When was property purchased by present owner? August 2003

c. Has property been subdivided previously? No If so, When: _____

d. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? No

******PLEASE NOTE:*******

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

- IX. **In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

PLEASE ANSWER EACH OF THE FOLLOWING QUESTIONS SPECIFICALLY:

1. Whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; We are a corner lot so the town considers us as 2 front yards. We want to add a 5 foot fence, 4 feet is allowed but, need variance for the 5 foot. Fence is open style aluminum so as not to block views.
2. Whether the requested area variance is substantial; No - just requesting an additional 1 foot height on fence.
3. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; No - all neighbors behind us have the same exact fence. Will not block views - fence is open style aluminum (with wrought iron look) - will match identically with neighbors.
4. Whether the alleged difficulty was self-created. No. Just want additional 1 foot on already allowed 4 foot fence.

**After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

Will not effect the look of neighborhood or be obtusive in any manner.

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

XII. ADDITIONAL COMMENTS:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
-
-

XIII. ATTACHMENTS REQUIRED:

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: (each payable to the TOWN OF NEW WINDSOR)
 - ☐ One in the amount of \$ 300.00 or 500.00 (escrow)
 - ☐ One in the amount of \$ 50.00 or 150.00 (application fee)
 - ☐ One in the amount of \$ 25.00 (Public Hearing List Deposit)
- ☐ Photographs of area that variance(s) is/are being requested for showing relationship to property lines (5 or 6) from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER – PLEASE SUBMIT FOUR (4) SETS OF THE PHOTOS.)

XIV. AFFIDAVIT.

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

4th day of June 2008.

Kelly Channel
Owner's Signature (Notarized)

Kelly Channel
Owner's Name (Please Print)

DL#K9-984-370
exp. 09-28-15

JENNIFER GALLAGHER
Notary Public, State of New York
No. 01GA6050024
Qualified in Orange County
Commission Expires 10/30/10

J. Gallagher
Signature and Stamp of Notary

Applicant's Signature (If not Owner)

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <u>Kelly & John Channell</u>	2. PROJECT NAME
3. PROJECT LOCATION: Municipality <u>New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>1036 Rolling Ridge</u> <u>New Windsor, NY</u> <u>12553</u> <u>Forest Glen Subdivision</u> <u>Corner lot of Rolling Ridge & Verdevista</u>	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Add a 5 foot fence in the back of our house. The fence is aluminum style with the wrought iron look. Will not block any views.</u>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <u>Because we are a corner lot our back/side yard is considered to be an additional front yard by New Windsor zoning. 4 foot fence allowed by variance required for 5 foot.</u>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <u>Residential single family home.</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Kelly Channell</u> Date: <u>5/4/08</u> Signature: <u>Kelly Channell</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

Reset

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: no	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: no	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: no	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: no	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: no	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: no	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: no	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly:	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly:	

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.	
_____ Name of Lead Agency	_____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (If different from responsible officer)

Reset

